160.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,000 / 764,000
					USE VALUE:	764,000 / 764,000
					ASSESSED:	764,000 / 764,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOLLOY MICHAEL
Owner 2:	
Owner 3:	
Street 1:	109 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	233,800		530,200	764,000
Total Card	0.258	233,800		530,200	764,000
Total Parcel	0.258	233,800		530,200	764,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.56 | /Parcel: 530.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107100

GIS Ref

GIS Ref

Insp Date 06/08/18

!12552!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,800	0	11,250.	530,200	764,000		Year end	12/23/2021
2021	101	FV	226,600	0	11,250.	530,200	756,800		Year End Roll	12/10/2020
2020	101	FV	226,600	0	11,250.	530,300	756,900	756,900	Year End Roll	12/18/2019
2019	101	FV	186,200	0	11,250.	530,300	716,500	716,500	Year End Roll	1/3/2019
2018	101	FV	202,200	0	11,250.	469,700	671,900	671,900	Year End Roll	12/20/2017
2017	101	FV	202,200	0	11,250.	393,900	596,100	596,100	Year End Roll	1/3/2017
2016	101	FV	202,200	0	11,250.	393,900	596,100	596,100	Year End	1/4/2016
2015	101	FV	190,300	0	11,250.	340,900	531,200	531,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:05:56

LAST REV

Date	Time
04/06/21	11:03:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12552

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOLLOY THOMAS D	25755-244		10/23/1995		1	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2019	882	Re-Roof	6,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Meas/Inspect	BS	Barbara S
12/19/2008	Measured	336	PATRIOT
10/31/2000	Hearing Chag	201	PATRIOT
1/31/2000	Inspected	276	PATRIOT
12/2/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107100
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	530,247	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	55250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391647
Depreciation:	157834
Depreciated Total:	233813

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

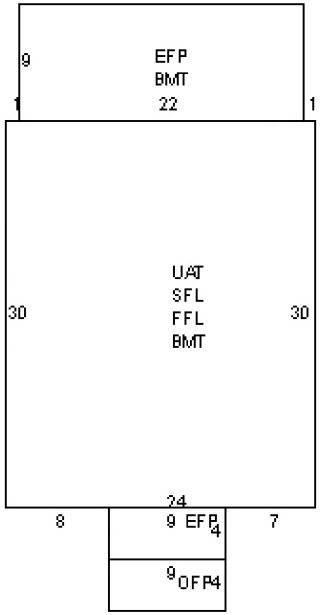
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	83.26
Final Total:	233800	Val/Su SzAd	162.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	918	54.670	50,187
FFL	First Floor	720	182.230	131,207
SFL	Second Floor	720	182.230	131,207
EFP	Enclos Porch	234	38.860	9,092
UAT	Upper Attic	180	72.890	13,121
OFP	Open Porch	36	44.000	1,584

Net Sketched Area:	2,808	Total:	336,398
Size Ad	1440	Gross Area	3348	FinArea	1440
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	